

DRAFT

**City of Taylorsville**  
**CITY COUNCIL MEETING**  
*Minutes*

**Wednesday, September 21, 2016**  
**Council Chambers**  
**2600 West Taylorsville Blvd., Room No. 140**  
**Taylorsville, Utah 84129**

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**BRIEFING SESSION**

**Attendance:**

**Council Members:**

Council Chairman Ernest Burgess  
Council Member Dama Barbour  
Council Member Kristie Overson

**City Staff:**

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Cheryl Peacock Cottle, City Recorder  
Mark McGrath, Community Development Director  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer  
Scott Harrington, Chief Financial Officer

**Excused:** Mayor Larry Johnson, Council Member Brad Christopherson, Council Member Dan Armstrong

**6:00 BRIEFING SESSION**

**1. Roll Call of Council Members**

6:02:51 PM Chairman Ernest Burgess conducted the Briefing Session, which convened at 6:02 p.m. City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

**2. Review Agenda**

The agenda for the City Council Meeting was reviewed.

**3. Adjourn**

6:05:41 PM Chairman Burgess declared the Briefing Session adjourned at 6:05 p.m.

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## REGULAR MEETING

### Attendance:

Mayor Lawrence Johnson

### Council Members:

Council Chairman Ernest Burgess  
Vice-Chairman Brad Christopherson  
Council Member Daniel Armstrong  
Council Member Dama Barbour  
Council Member Kristie Overson

### City Staff:

John Taylor, City Administrator  
Tracy Cowdell, City Attorney  
Mark McGrath, Community Development Director  
Tracy Wyant, UPD Precinct Chief  
Cheryl Peacock Cottle, City Recorder  
Scott Harrington, Chief Financial Officer  
Wayne Harper, Economic Development Director  
Jay Ziolkowski, UFA Battalion Chief  
Kristy Heineman, Council Coordinator  
Tiffany Janzen, Public Information Officer

**Others:** Royce Larsen, Gordon Willardson, Jackie Willardson, John Gidney, Patty Porenta-Hansen, Lynn Handy, Scouts from Troops #474 and #77, Kurt Cochran, Mitchell McEvoy, Benjamin Hernandez, Tanner Briggs, Carson Winward, Keven Beck, Lon Reed, UFA Fire Fighters

## 1. WELCOME, INTRODUCTION AND PRELIMINARY MATTERS

6:31:11 PM Chairman Ernest Burgess called the meeting to order at 6:31 p.m. and welcomed those in attendance.

### 1.1 Roll Call of Council Members

City Recorder Cheryl Peacock Cottle conducted a Roll Call, wherein all Council Members were present.

### 1.2 Opening Ceremonies – Pledge/Reverence – *Mayor Johnson (Opening Ceremonies for October 5, 2016 to be arranged by Youth Council)*

6:31:36 PM Gordon Willardson directed the Pledge of Allegiance.

1 [6:32:12 PM](#) Mayor Lawrence Johnson offered the Reverence.

2  
3 **1.3 Mayor's Report**

4  
5 There was no Mayor's Report.

6  
7 **1.4 Citizen Comments**

8  
9 [6:33:27 PM](#) Chairman Ernest Burgess reviewed the Citizen Comment Procedures for the  
10 audience. He then called for any citizen comments.

11  
12 There were no citizen comments, and Chairman Burgess closed the citizen comment period.

13  
14 [6:33:43 PM](#) Chair Burgess welcomed scouts in attendance.

15  
16 **2. APPOINTMENTS**

17  
18 There were no appointments.

19  
20 **3. REPORTS**

21  
22 **3.1 Avon Presentation: *Patty Porenta-Hansen, Deputy Chief Tracy Wyant,***  
23 ***Battalion Chief Jay Ziolkowski***

24  
25 [6:34:08 PM](#) Avon District Manager Patty Porenta-Hansen described an Avon fundraiser  
26 involving stuffed toys that may be purchased for donation to children through the local police  
27 and fire departments. Ms. Porenta-Hansen indicated that 22 stuffed animals are being donated  
28 tonight for children in need. She also cited some donated bottles of water that were being  
29 distributed.

30  
31 [6:39:36 PM](#) Chief Jay Ziolkowski thanked Avon for its community outreach efforts. He  
32 acknowledged that the stuffed animals are a benefit to children who are traumatized.

33  
34 [6:40:34 PM](#) Chief Tracy Wyant added his appreciation to Ms. Porenta-Hansen and Avon for all  
35 of their fundraising efforts and the provision of something tangible that can comfort young  
36 children during times of trauma.

37  
38 [6:43:44 PM](#) Flyers describing the Avon fundraiser were distributed and photos of all those  
39 involved were taken.  
40  
41



1     **4.     CONSENT AGENDA**

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3             **4.1     Minutes – City Council Meeting: September 7, 2016**

4  
5     6:42:49 PM Council Member Kristie Overson **MOVED** to adopt the Consent Agenda. Council  
6     Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for  
7     discussion on the motion. There being none, he called for a roll-call vote. The vote was as  
8     follows: Armstrong-yes, Overson-yes, Christopherson-yes, Burgess-yes, and Barbour-yes. **All**  
9     **City Council members voted in favor and the motion passed unanimously.**

10  
11    **5.     PLANNING MATTERS**

12  
13    There were no Planning Matters.

14  
15    **6.     FINANCIAL MATTERS**

16  
17    There were no Financial Matters.

18  
19    **7.     OTHER MATTERS**

20  
21             **7.1     ULCT Conference Updates**  
22             **– Council Chair Burgess, Council Member Overson**

23  
24    Council Chair Ernest Burgess and Council Member Kristie Overson reported on the recent  
25    ULCT Conference.

26  
27    6:44:18 PM Chair Burgess cited the ULCT Conference theme of “Making the Tough Decisions.”  
28    He described several workshops he attended that were very beneficial regarding service in  
29    communities. He also cited a class regarding the function of municipal courts that was very  
30    interesting. He described some resolutions that were presented regarding a 311 non-emergency  
31    number and ordinances surrounding fireworks. He referenced additional classes presented on  
32    parks/trails/citizen involvement and on conditional use permits. Chair Burgess relayed that he  
33    was able to attend the debate between current gubernatorial candidates.

34  
35    6:47:29 PM Council Member Kristie Overson stated that she was grateful for the networking  
36    opportunity provided by the Conference. She cited wonderful keynote speakers, i.e. Brian  
37    Miller, etc. She described rotating workshops she attended, including conditional use permits,  
38    short-term rentals, the governor’s debate, election updates, streaming Council meetings, and  
39    truth and taxation issues. She stated that overall the ULCT conference was very valuable and  
40    she was glad to be able to attend.

1     **8.     NEW ITEMS FOR SUBSEQUENT CONSIDERATION (No Action)**

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3     6:51:48 PM Council Member Brad Christopherson called for a future report on short-term rental  
4     issues in the City.

5  
6     6:52:18 PM Council Member Dama Barbour asked about any short-term rentals in the City.  
7     Community Development Director Mark McGrath relayed that no short-term rentals are licensed  
8     in the City. He said he has not received any complaints about this in Taylorsville, although other  
9     cities are being affected.

10  
11    6:53:25 PM City Administrator John Taylor said that complaints have been received in general  
12    about rentals and he believes there are some issues regarding rental properties in Taylorsville.

13  
14    6:54:24 PM Council Member Christopherson asked for a policy discussion during an upcoming  
15    Council Meeting regarding short-term rental regulations. He cited a potential scenario  
16    concerning homes that may be turned into boarding houses. He observed that this situation  
17    creates a disruption in the community.

18  
19    6:56:31 PM Council Member Dama Barbour asked for a follow-up discussion on traffic calming  
20    devices (speed bumps). Mr. Taylor indicated that no specific street has yet been identified for  
21    the implementation of traffic calming devices. He acknowledged that if a specific case is  
22    brought forth where speed bumps would be warranted, they are now in the tool box. He  
23    indicated that Quailstone was considered, but speeds along there did not justify speed bumps.

24  
25    6:59:01 PM Council Member Barbour referenced a recent meeting and asked for any follow up.  
26    Mr. Taylor said options are still being evaluated and once they are known, another meeting will  
27    be planned.

28  
29    6:59:31 PM Council Member Barbour cited calls she has received from Roger Bennett and  
30    inquiries made about a timeline for the road at Prairie View. Mr. Taylor stated that the road is  
31    under construction and should be completed within two to three months.

32  
33    6:59:49 PM Council Member Barbour also thanked the City for cleanup work performed along  
34    the canal behind the Misty Hills Subdivision.

35  
36    7:00:09 PM Council Member Barbour noted that she sits on the ChamberWest Board and they  
37    are holding a retreat on October 14 - 16, 2016 at Homestead Resort. She indicated that she has  
38    family responsibilities, and cannot be there, but asked that she be contacted if another Council  
39    Member would like to attend.



1 [7:00:45 PM](#) Council Member Barbour asked about any updates on the development agreement  
2 with Summit Vista and the surety it provides. She asked if the developer is aware that the  
3 development agreement must be followed or everything reverts back to the City.

4  
5 [7:01:10 PM](#) City Attorney Tracy Cowdell described ordinances and resolutions that do not take  
6 effect unless the property purchase takes place. He clarified that if the developer does not  
7 purchase the property, all of the ordinances and agreements are null and void and the property  
8 defaults to its original designations. He indicated that he and City Administrator John Taylor  
9 recently met with Legal Consultant Jody Burnett and discussed this issue. Mr. Burnett feels like  
10 the agreement has been done correctly and has asked that one thing be checked in the General  
11 Plan.

12  
13 Mr. Cowdell said that he is glad this matter came up because he desires to send the message that  
14 the City wants the project completed. He indicated that if Summit Vista decides to do something  
15 else, they will need to come back and ask the City to reconsider and make changes to the zone.  
16 He said the City is still operating under the best information received from the developer that  
17 they intend to complete the project and are spending money to do so. Mr. Cowdell cited printed  
18 material the developer has recently printed and distributed. He stated that it is his and Mr.  
19 Burnett's opinion that the City is still in a really good place. He reiterated that the City has made  
20 its position very clear on expectations and the developer has done nothing but reassure that they  
21 will do the deal.

22  
23 [7:07:27 PM](#) Council Member Brad Christopher cited concerns about Summit Vista operating as  
24 a non-profit entity. He asked whether they can operate as a non-profit and if that exempts them  
25 from paying property tax. Mr. Taylor stated that discussions were recently held with the State  
26 Tax Commission and the Salt Lake County Assessor who have clarified that a non-profit status  
27 has more to do with income tax than property tax. Mr. Taylor indicated that if Summit Vista is  
28 operating a residential development, they will pay property tax. It was acknowledged how  
29 important this particular large parcel is to the City, who has been very candid about what they do  
30 not want there. Mr. Cowdell added that, as far as the documentation and the planning phase, he  
31 feels really good about what has been done to protect the City.

32  
33 [7:11:26 PM](#) Chair Burgess expressed appreciation to those involved and for the efforts of Staff to  
34 protect the City's interest. Mr. Cowdell specifically commended City Planner Jim Spung for the  
35 great job he has done with this project.

36  
37 [7:12:40 PM](#) Council Member Kristie Overson relayed that the residents around Vista Park have  
38 met twice regarding park and playground upgrades and held very productive meetings. She  
39 expressed thanks to City Engineer Shay Smith and said the project is moving along very well.

40

7:13:25 PM Council Member Overson cited an additional class at the ULCT Conference that she attended, along with Council Coordinator Kris Heineman, regarding City Youth Councils. Council Member Overson relayed that new Youth Council Members are currently being selected and will be introduced during the Council Meeting held in two weeks.

**9. NOTICE OF FUTURE PUBLIC MEETINGS (NEXT MEETING)**

7:14:15 PM

- 9.1 Planning Commission Meeting – Tuesday, September 27, 2016 – 7:00 p.m.
- 9.2 City Council Briefing Session – Wednesday, October 5, 2016 – 6:00 p.m.
- 9.3 City Council Meeting – Wednesday, October 5, 2016 – 6:30 p.m.
- 9.4 Planning Commission Meeting – Tuesday, October 11, 2016 – 7:00 p.m.
- 9.5 City Council Briefing Session – Wednesday, October 19, 2016 – 6:00 p.m.
- 9.6 City Council Meeting – Wednesday, October 19, 2016 – 6:30 p.m.
- 9.7 Planning Commission Meeting – Tuesday, October 25, 2016 – 7:00 p.m.

**10. CALENDAR OF UPCOMING EVENTS**

7:14:41 PM

- 10.1 Family Day of Fun: Saturday, September 24, 2016 – 11:00 a.m. – 4:00 p.m. – Taylorsville City Hall. See City's website for more detailed information.

**11. CLOSED SESSION (Conference Room 202)**

- For the Purpose(s) Described in Statute U.C.A. 52-4-205

7:15:32 PM Council Member Brad Christopherson **MOVED** to convene a Closed Session to discuss the sale or purchase of real property at 7:16 p.m. Council Member Kristie Overson **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All members of the City Council present voted and the motion carried by a unanimous vote.**

The meeting was closed at 7:16 p.m. for the purposes listed below, wherein no other matters were discussed.

- **Discussion Concerning the Sale or Purchase of Real Property**

Those in attendance at the Closed Session were: Mayor Larry Johnson, Council Members Barbour, Burgess, Christopherson, Armstrong, and Overson; City Attorney Tracy Cowdell; City Administrator John Taylor; Economic Development Director Wayne Harper; Chief Financial Officer Scott Harrington; Community Development Director Mark McGrath; and City Recorder Cheryl Peacock Cottle.



Minutes for the Closed Session were taken and are now on file as a Protected Record.

**12. ADJOURNMENT**

Council Member Brad Christopherson **MOVED** to adjourn the Closed Session and the City Council Meeting. Council Member Dan Armstrong **SECONDED** the motion. Chairman Ernest Burgess called for discussion on the motion. There being none, he called for a roll-call vote. The vote was as follows: Christopherson-yes, Armstrong-yes, Overson-yes, Burgess-yes, and Barbour-yes. **All City Council members voted in favor and the motion passed unanimously.** The meeting was adjourned at 8:24 p.m.

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Cheryl Peacock Cottle, City Recorder

Minutes approved:

*Minutes Prepared by: Cheryl Peacock Cottle, City Recorder*

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